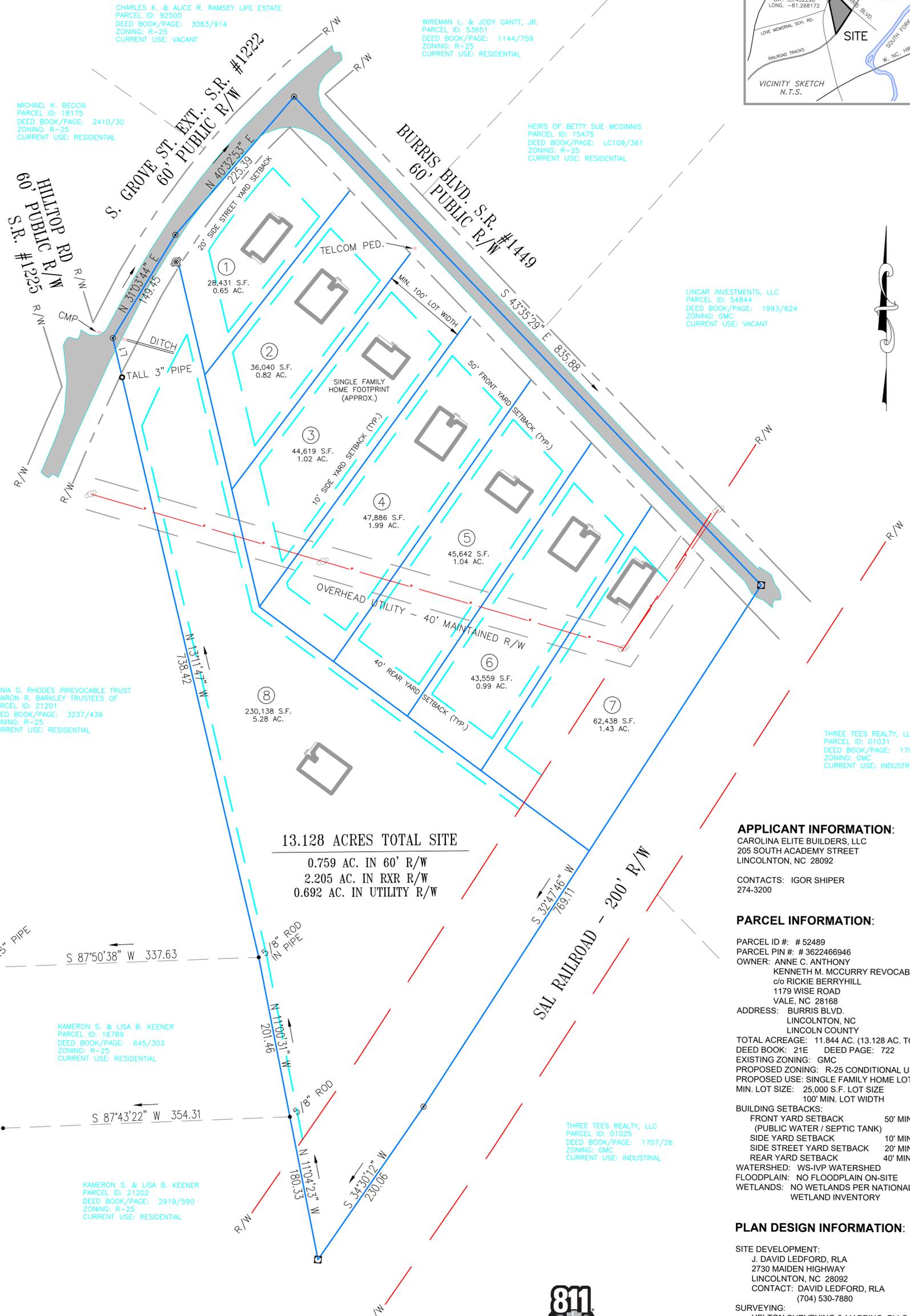
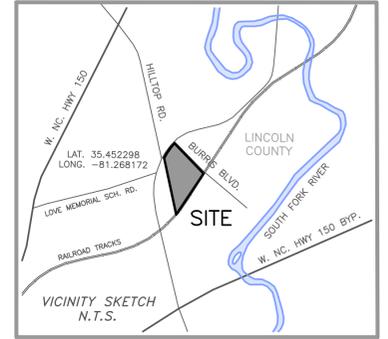


LINE	BEARING	DISTANCE
L1	N 13°11'47" W	49.90



CHARLES K. & ALICE R. RAMSEY LIFE ESTATE
 PARCEL ID: 92500
 DEED BOOK/PAGE: 3063/914
 ZONING: R-25
 CURRENT USE: VACANT

WIREMAN L. & JODY GANTT, JR.
 PARCEL ID: 53651
 DEED BOOK/PAGE: 1144/759
 ZONING: R-25
 CURRENT USE: RESIDENTIAL

MICHAEL K. BECCIA
 PARCEL ID: 18175
 DEED BOOK/PAGE: 2410/30
 ZONING: R-25
 CURRENT USE: RESIDENTIAL

HEIRS OF BETTY SUE MCGINNIS
 PARCEL ID: 15475
 DEED BOOK/PAGE: LC109/361
 ZONING: R-25
 CURRENT USE: RESIDENTIAL

LINCAR INVESTMENTS, LLC
 PARCEL ID: 54844
 DEED BOOK/PAGE: 1993/624
 ZONING: GMC
 CURRENT USE: VACANT

RENA G. RHODES IRREVOCABLE TRUST
 SHARON R. BARKLEY TRUSTEES OF
 PARCEL ID: 21201
 DEED BOOK/PAGE: 3237/439
 ZONING: R-25
 CURRENT USE: RESIDENTIAL

KAMERON S. & LISA B. KEENER
 PARCEL ID: 16789
 DEED BOOK/PAGE: 645/303
 ZONING: R-25
 CURRENT USE: RESIDENTIAL

KAMERON S. & LISA B. KEENER
 PARCEL ID: 23202
 DEED BOOK/PAGE: 2919/590
 ZONING: R-25
 CURRENT USE: RESIDENTIAL

THREE TEES REALTY, LLC
 PARCEL ID: 01031
 DEED BOOK/PAGE: 1707/26
 ZONING: GMC
 CURRENT USE: INDUSTRIAL

THREE TEES REALTY, LLC
 PARCEL ID: 01025
 DEED BOOK/PAGE: 1707/26
 ZONING: GMC
 CURRENT USE: INDUSTRIAL

13.128 ACRES TOTAL SITE
 0.759 AC. IN 60' R/W
 2.205 AC. IN RXR R/W
 0.692 AC. IN UTILITY R/W

APPLICANT INFORMATION:
 CAROLINA ELITE BUILDERS, LLC
 205 SOUTH ACADEMY STREET
 LINCOLNTON, NC 28092
 CONTACTS: IGOR SHIPER
 274-3200

PARCEL INFORMATION:
 PARCEL ID #: # 52489
 PARCEL PIN #: # 3622466946
 OWNER: ANNE C. ANTHONY
 KENNETH M. MCCURRY REVOCABLE TRUST
 c/o RICKIE BERRYHILL
 1179 WISE ROAD
 VALE, NC 28168
 ADDRESS: BURRIS BLVD.
 LINCOLNTON, NC
 LINCOLN COUNTY
 TOTAL ACREAGE: 11.844 AC. (13.128 AC. TOTAL)
 DEED BOOK: 21E DEED PAGE: 722
 EXISTING ZONING: GMC
 PROPOSED ZONING: R-25 CONDITIONAL USE
 PROPOSED USE: SINGLE FAMILY HOME LOTS
 MIN. LOT SIZE: 25,000 S.F. LOT SIZE
 100' MIN. LOT WIDTH
 BUILDING SETBACKS:
 FRONT YARD SETBACK 50' MIN.
 (PUBLIC WATER / SEPTIC TANK)
 SIDE YARD SETBACK 10' MIN.
 SIDE STREET YARD SETBACK 20' MIN.
 REAR YARD SETBACK 40' MIN.
 WATERSHED: WS-IVP WATERSHED
 FLOODPLAIN: NO FLOODPLAIN ON-SITE
 WETLANDS: NO WETLANDS PER NATIONAL
 WETLAND INVENTORY

PLAN DESIGN INFORMATION:
 SITE DEVELOPMENT:
 J. DAVID LEDFORD, RLA
 2730 MAIDEN HIGHWAY
 LINCOLNTON, NC 28092
 CONTACT: DAVID LEDFORD, RLA
 (704) 530-7880
 SURVEYING:
 HELTON SURVEYING & MAPPING, PLLC
 3579 ANDERSON MOUNTAIN ROAD
 MAIDEN, NC 28650
 CONTACT: JACOB W. HELTON, PLS. CFS
 (704) 634-9354



S1	PROPOSED REZONING SITE PLAN BURRIS BLVD. SUBDIVISION BURRIS BLVD., LINCOLNTON, NC	PLAN DATE: 04/10/23	 J. DAVID LEDFORD, RLA <small>LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING</small> 2730 Maiden Highway Lincolnton, NC 28092	
		DRAWN BY: JDL CHECKED BY: JDL REVISIONS:		